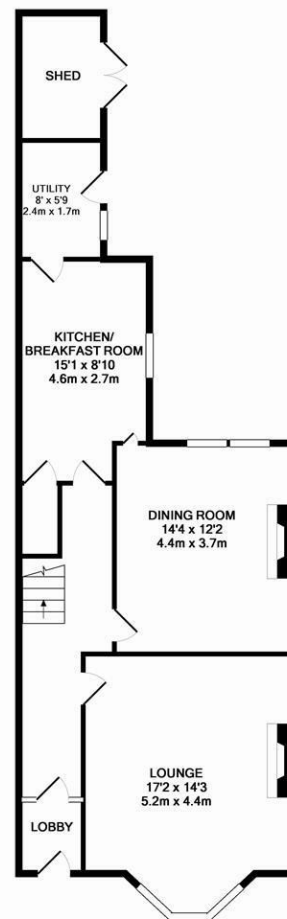


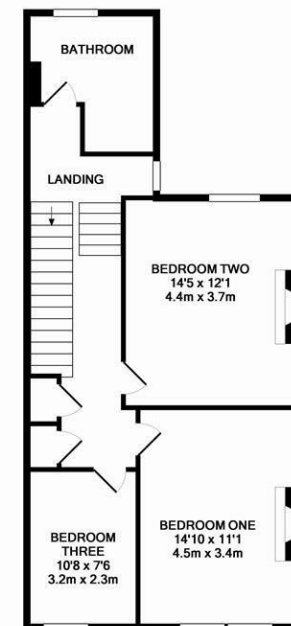


Thought to have been constructed in 1910, a delightful Edwardian home ideally located on Simonburn Avenue, Fenham. With tall ceilings, stripped wooden floors and original sash windows, the accommodation briefly comprises entrance lobby through to entrance hall; lounge with decorative ceiling, cornice and period fireplace; dining room with polished wood floor and cast iron fireplace; breakfasting kitchen and utility room to the ground floor. The first floor offers three bedrooms, the larger two both with period fireplaces, and family bathroom with four-piece suite including wet-room shower area and cast iron roll top bath. Externally, a pretty town garden to the front with mature planting and dwarf walled boundaries and a west facing enclosed yard to the rear, with brick-built storage shed and folding timber gates providing off street parking.

Edwardian Terrace | 1,404 Sq. ft (130.4m²)
 | Three Bedrooms | Lounge | Dining Room
 | Breakfasting Kitchen | Utility Room |
 Family Bathroom with Four-Piece Suite |
 Period Features | West Facing Yard | GCH
 | EPC Rating: E



GROUND FLOOR
 APPROX. FLOOR
 AREA 760 SQ.FT.
 (70.6 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 644 SQ.FT.
 (59.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1404 SQ.FT. (130.4 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offers Over £210,000

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